


SITE DATA:

- OWNER/DEVELOPER: 4685 MILLENNIUM DRIVE, LLC
4685 MILLENNIUM DRIVE
BELCAMP, MD 21017
ATTN: FRED SHECKELLS
PHONE: 410-515-6000
- PLAN PREPARED BY: G.M. STEPHENS JR. AND ASSOCIATES, INC.
2205-C COMMERCE ROAD
FOREST HILL, MD 21050
ATTN: ROMAN GLIDDEN, R.L.A.
- PARCEL INFO: TAX MAP NO. 62, PARCEL 830 (37.91 AC±)
LOT #1 - 2.0 AC± (PLAT 108-77)
LOT #2 - 1.82 AC± (PLAT 101-36)
EX. PASSIVE O.S. - 4.19 AC± (PLAT 101-36)
LOT #3 - 4.64 AC± (PLAT 116-45)
LOT #4 - 4.2 AC± (PLAT 116-45)
LOT #5 - 4.65 AC± (PLAT 116-45)
EX. RIGHT-OF-WAY - 11.6 AC± (PLAT 101-36 & 111-41)
MODIFIED LOT #6 - 5.77 AC± (PLAT 114-67)
PROP. LOT #1 - 0.78 AC± DEED: 5541/643
PROP. LOT #2 - 5.98 AC± DEED: 316/0360
PROP. PASSIVE O.S. - 2.78 AC± DEED: 316/0360
- ZONING/USE: C-1 (COMMERCIAL - INDUSTRIAL) PROFESSIONAL OFFICE & CONFERENCE CENTER
ROUTE 40 COMMERCIAL REVITALIZATION DISTRICT
- BULK REQUIREMENTS: PERMITTED PROPOSED
BUILDING COVERAGE: 50% - (1.4 AC±) 30% - (0.55 AC±) (23,887 SF±)
BUILDING HEIGHT: SIX STORIES TWO STORIES & EXISTING 1 STORY BUILDING
FRONT YARD STEK.: 25' 60'±
SIDE YARD STEK.: 10' EA. 20'
REAR YARD STEK.: 35' 35'
IMPERVIOUS SURFACE - 85% - (1.55 AC±) 55%± - (1.01 AC±) (44,000 SF±)
(LOT 2 ONLY)
- PARKING: OFFICE CONFERENCE CENTER
REQUIRED - 1 P.S. / 300 SF OF BLDG. 1 P.S. / 73 PERSONS ALLOWED BY FIRE CODE
BLDG. AREA (NET) - 15,144 SF 14,411 SF
REQUIRED - 51 PARKING SPACES 182 PARKING SPACES
PROPOSED - 43 PARKING SPACES 40 PARKING SPACES
*NOTE: ADDITIONAL REQUIRED PARKING FOR LOT #2 WILL BE ACCOMMODATED THROUGH THE EXISTING PRIVATE SHARED PARKING AGREEMENT PREVIOUSLY IN PLACE FOR THE CORPORATE PARK AND BY UTILIZING A VALET PARKING SERVICE.
- BOUNDARY INFORMATION COMPLETED BY MORRIS & RITCHIE ASSOC. INC. AND BY GMS. BOUNDARY TAKEN FROM PLAT 101-36.
- 100 YEAR FLOODPLAIN: 0.06 AC± PER FIRM MAP 2400400216D AS AMENDED BY A CONDITIONAL LETTER OF MAP REVISION DATE 7-11-00. TO BE SUPERSEDED BY FINAL 10' ELEVATION. DELINEATION ADJUSTED TO FIELD RUN TOPOGRAPHY.
- A HABITAT PROTECTION AREA HAS BEEN PREVIOUSLY ESTABLISHED UNDER APPROVED PRELIMINARY PLAN #P03-212. THE LIMITS OF THIS AREA SHOWN ON THE PLAN (0.36 AC± H.P.A. ON LOT #2).
- THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS.
- CRITICAL AREA AND ENVIRONMENTAL DATA (OVERALL PARK):
CRITICAL AREA DESIGNATION- INTENSIVELY DEVELOPED AREA (IDA)
CRITICAL AREA - 34.85 AC± TOTAL, INCLUDES:
WETLAND AREA (TIDAL & NONTIDAL) - 2.33 AC±
HABITAT PROTECTION AREA (INCL. 100' CRIT. AREA BUFFER & 25' STATE BUFFER AREA) - 6.73±
100-YEAR FLOODPLAIN AREA - 8.17 AC±
- BUILDINGS 2-C AND 2-D REMOVED; AND BUILDING 2-B EXPANDED AND REORIENTED FROM APPROVED SITE PLAN.
- ALL ROADS AND STORM DRAINS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS. FORMER C.S.A. NO. 157651.
- SOILS INFORMATION TAKEN FROM HARFORD COUNTY SOILS SURVEY (HCS).
- TOPOGRAPHIC INFORMATION FIELD SURVEYED BY G.M. STEPHENS JR. AND ASSOC. INC. IN 2011.
- THERE ARE NO KNOWN AREAS CONTAINING SIGNIFICANT PLANT OR WILDLIFE HABITAT LOCATED WITHIN THE PROJECTED LIMITS.
- SWM WILL BE PROVIDED VIA A COMBINATION OF WATER QUALITY SHALES AND DRAINAGE CONVEYANCES AS PART OF THE EXISTING MATERS EDGE CORPORATE PARK SWM SYSTEM.
- A SEPARATE PLAN AND APPLICATION WILL BE PROVIDED FOR ANY FREE STANDING SIGNS.

NOTE: THIS PLAN IS SUBJECT TO HARFORD COUNTY BOARD OF APPEALS CASE #2032.



GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.

ENGINEERS ♦ PLANNERS ♦ SURVEYORS ♦ TRANSPORTATION

WATER'S EDGE CORPORATE CAMPUS
2205-C COMMERCE ROAD
FOREST HILL, MARYLAND 21050
http://www.gwstephens.com

Ph: (410) 297-2340 Fax: (410) 297-2345

DATE:	REVISION:	DRAWN:	TGH
7-15-2011	INSERTED NEW BUILDING 2-B FOOTPRINT; ADJUSTED PARKING; ELIMINATED 2-C / 2-D	DESIGNED:	RGH
		CHECKED:	
		PAGE:	1 OF 1

- LEGEND**
- PARCEL BOUNDARY
 - LOT LINE
 - SETBACK
 - 10' CONTOUR
 - 2' CONTOUR
 - HABITAT PROTECTION AREA / 100' CRITICAL AREA BUFFER
 - 25' STATE WETLAND BUFFER
 - TIDAL WETLANDS
 - NONTIDAL WETLANDS
 - TREELINE
 - SOILS
 - 100-YEAR FLOODPLAIN
 - FUTURE MILLENNIUM DRIVE
 - EX. TIDAL WETLANDS
 - EX. NONTIDAL WETLANDS

SOILS DATA						
SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS
Av	ALLUVIAL LAND	-	YES	NO	NO	YES
KpA	KEY PORT	0-2%	LIMITED	NO	NO	YES
MIA	MATAPEX	2-5%	LIMITED	NO	YES	YES

REVISED SITE PLAN
WATER'S EDGE
CORPORATE CAMPUS
LOT #2
C.S.A. #7651
BELCAMP, MARYLAND
FIRST ELECTION DISTRICT
GWS JOB NO. - 11041.01
DATE OF SUBMITTAL: 07/22/11

PLAN TYPE: S
PLAN NO.: 00-040
SERIES NO.: 4
DATE: 7/23/11
DAG/DUE: 8/3/11